



DEVELOPMENT SERVICES DEPARTMENT  
ENVIRONMENTAL COORDINATOR  
450 110<sup>th</sup> Ave NE  
BELLEVUE, WA 98009-9012

### DETERMINATION OF NON-SIGNIFICANCE

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**PROPOSER:** Evan Wehr

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**LOCATION OF PROPOSAL:** 9553 Lake Washington Blvd. NE

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**DESCRIPTION OF PROPOSAL:** Demolish an existing pier and construct a new pier with 575 square feet of overwater coverage, 12 steel piles, 28 fenders, and have open-grate decking. Associated improvements include installation of one new uncovered boat lift, one platform lift, and two moorage piles. Proposed mitigation and enhancement include removal of 30 linear feet of an existing concrete bulkhead to create a new gravel beach cove and installation of native vegetation along a portion of the shoreline.

**FILE NUMBERS:** 20-110553-WG

**PLANNER:** Reilly Pittman, 425-452-4350

The Environmental Coordinator of the City of Bellevue has determined that this proposal does not have a probable significant adverse impact upon the environment. An Environmental Impact Statement (EIS) is not required under RCW 43.21C.030(2)(C). This decision was made after the Bellevue Environmental Coordinator reviewed the completed environmental checklist and information filed with the Land Use Division of the Development Services Department. This information is available to the public on request.

- ☐ There is no comment period for this DNS. There is a 14-day appeal period. Only persons who submitted written comments before the DNS was issued may appeal the decision. A written appeal must be filed in the City Clerk's office by 5:00 p.m. on \_\_\_\_\_.
- ☒ This DNS is issued after using the optional DNS process in WAC 197-11-355. There is no further comment period on the DNS. There is a 14-day appeal period. Only persons who submitted written comments before the DNS was issued may appeal the decision. A written appeal must be filed in the City Clerk's Office by 5 p.m. on **10/29/2020**.
- ☐ This DNS is issued under WAC 197-11-340(2) and is subject to a 14-day comment period from the date below. Comments must be submitted by 5 p.m. on \_\_\_\_\_. This DNS is also subject to appeal. A written appeal must be filed in the City Clerk's Office by 5:00 p.m. on \_\_\_\_\_.

This DNS may be withdrawn at any time if the proposal is modified so as to have significant adverse environmental impacts; if there is significant new information indicating a proposals probable significant adverse environmental impacts (unless a non-exempt license has been issued if the proposal is a private project); or if the DNS was procured by misrepresentation or lack of material disclosure.

**By:** *Heidi Bedwell, Planning Manager*

**Date:** 10/15/2020

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Signed for

Elizabeth Stead, Environmental Coordinator  
Development Services Department



City of Bellevue  
Development Services Department  
Land Use Staff Report

Date of Receipt by Ecology:

**SHORELINE MANAGEMENT ACT  
DECISION ON SHORELINE SUBSTANTIAL DEVELOPMENT PERMIT**

<b>File Number:</b>	20-110553-WG
<b>Proposal Name:</b>	Meydenbauer Hill Pier and Beach Cove
<b>Proposal Address and Location:</b>	9553 Lake Washington Blvd. NE
<b>Water Body:</b>	Lake Washington
<b>Shoreline Environment Designation:</b>	Shoreline Residential
<b>Proposal Description:</b> Land Use review of a Shoreline Substantial Development Permit to demolish an existing pier and covered boat lift that has a total of 971 square feet of overwater coverage. A new pier is proposed that will have 575 square feet of overwater coverage, 12 steel piles, 28 fenders, and have open-grate decking. Associated improvements include installation of one new uncovered boat lift, one platform lift, and two moorage piles. Proposed mitigation and enhancement include removal of 30 linear feet of an existing concrete bulkhead to create a new gravel beach cove and installation of native vegetation along a portion of the shoreline.	
<b>Applicant:</b> <input type="checkbox"/> Applicant owns property Evan Wehr, Ecco Design Inc.	
<b>Applicant Representative:</b> Evan Wehr, Ecco Design Inc, 203 N 36 <sup>th</sup> St, Ste. 201, Seattle, WA 98103, 206-706-3937, <a href="mailto:evan@eccodesigninc.com">evan@eccodesigninc.com</a>	
<b>Application Date:</b>	June 22, 2020
<b>Notice of Application Date:</b>	July 23, 2020
<b>Notice of Decision Date:</b>	October 15, 2020

**SEPA Determination:**

**Determination of Non-Significance**

**SEPA Appeal Deadline:**

**October 29, 2020**

By: Heidi Bedwell, Planning Manager for  
Elizabeth Stead, Environmental Coordinator  
Development Services Department

**Decision on SSDP:**

**Approval with Conditions**

Michael A. Brennan, Director  
Development Services Department

By: Reilly Pittman, Land Use Planner  
Reilly Pittman, Land Use Planner

**The appeal period for a Shoreline Substantial Development Permit is 21 days from the "date of filing" with the Department of Ecology, as defined in RCW 90.58.140(6) and WAC 173-27-130. Appeal of the decision must be made to the Washington State Shoreline Hearings Board.**

This permit is granted pursuant to the Shoreline Management Act of 1971 and nothing in this permit shall excuse the applicant from compliance with any other federal, state or local statutes, ordinances or regulations applicable to this project, but not inconsistent with the Shoreline Management Act (Chapter 90.58 RCW).

This permit may be rescinded pursuant to RCW 90.58.140(8) in the event the permittee fails to comply with the terms and conditions hereof. This permit approval will expire within two years of the date of filing unless the construction, use, or activity pursuant to this permit is commenced. Final expiration of this permit approval is five years from the date of filing. Request for extension of expiration is subject to LUC 20.25E.250.E.6.

Construction pursuant to this permit will not begin or is not authorized until twenty-one (21) days from the date of filing or until all review proceedings initiated within twenty-one (21) days from the date of such filing have terminated; except as provided in RCW 90.58.140(5) (A) (B) (C) (D).

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### Attachments to this Decision

Project Plans

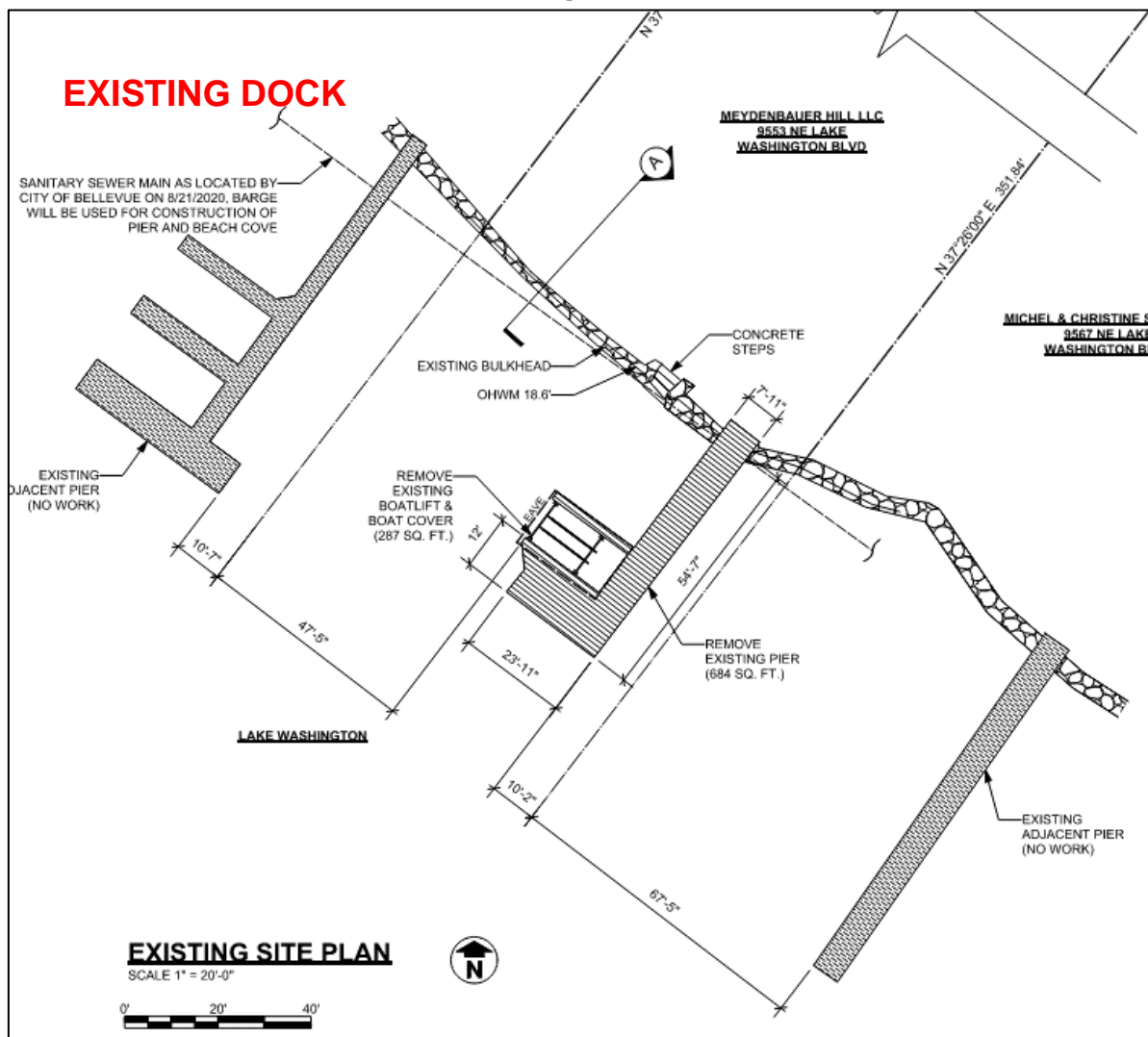
SEPA Determination of Non-Significance

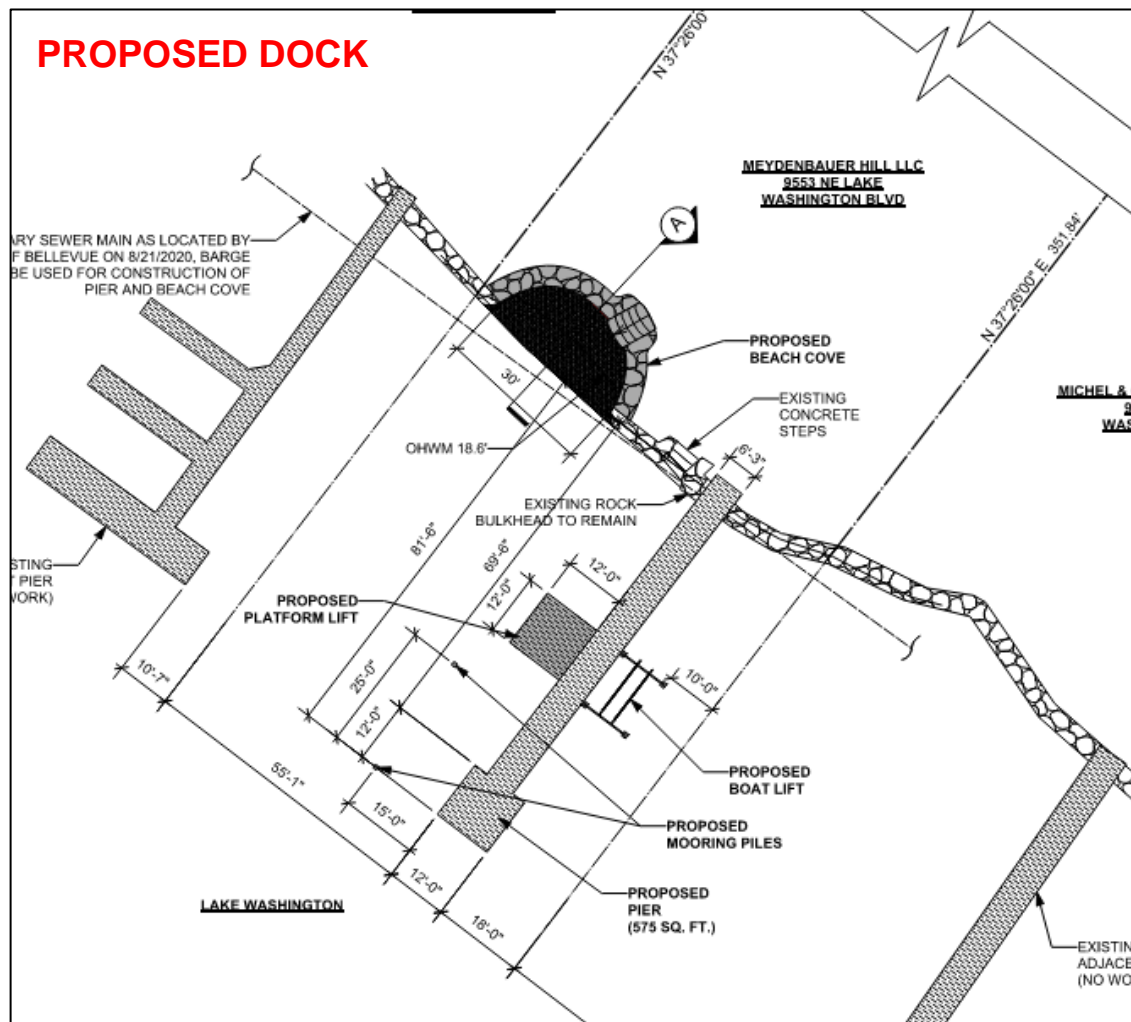
See project file for all submitted documents and forms.

## I. Proposal Description

The proposal is to demolish an existing pier and covered boat lift that has a total of 971 square feet of overwater coverage. A new pier is proposed that will have 575 square feet of overwater coverage, 12 steel piles, 28 fenders, and open-grate decking. Associated improvements include installation of one new uncovered boat lift, one platform lift, and two moorage piles. Proposed mitigation and enhancement include removal of 30 linear feet of an existing concrete bulkhead to create a new gravel beach cove and installation of native vegetation along a portion of the shoreline. The proposal exceeds allowed exemptions and is located in lands covered by water so Shoreline Substantial Development Permit with review under the State Environmental Policy Act (SEPA) is required. **See Attachment 1 for project plans and Figure 1 below for the existing and proposed dock.**

Figure 1



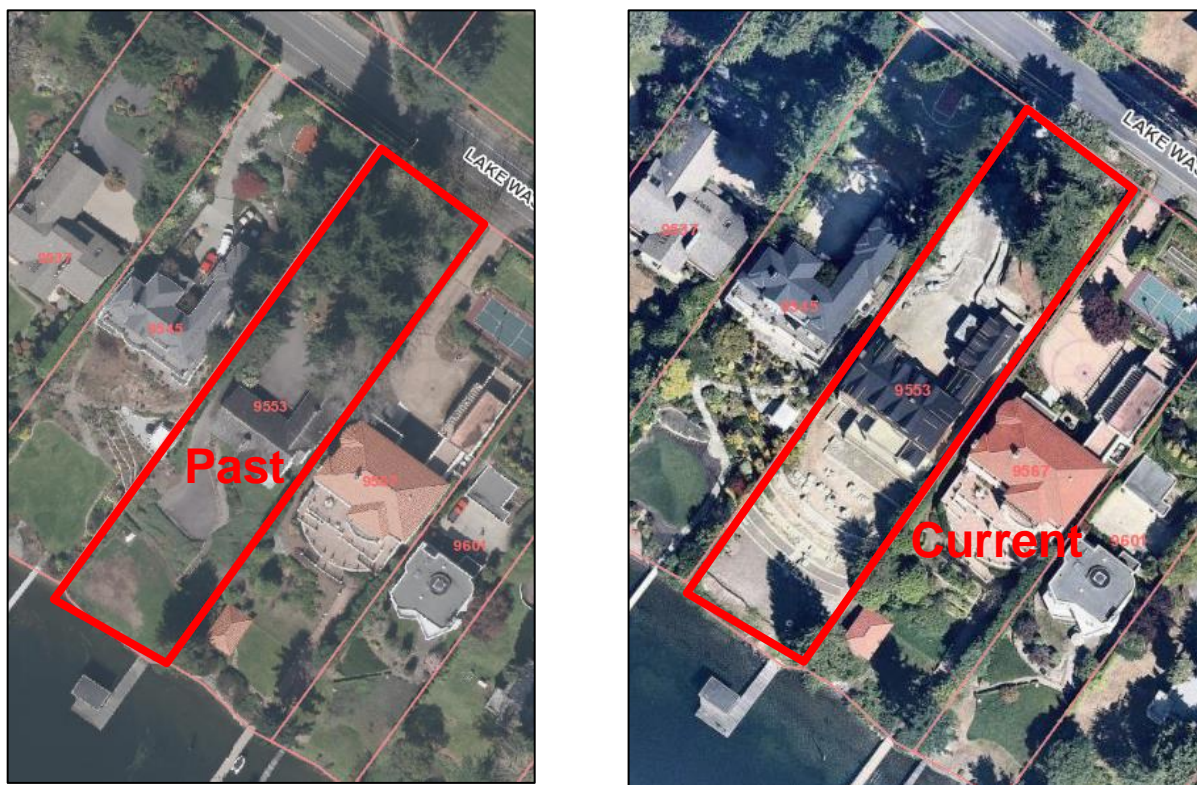


## II. Site Description, Zoning, Land Use Context, and Shoreline Environment and Functions

### A. Site Description

The site is located on Lake Washington and has a shoreline environment designation of SR, Shoreline Residential. The existing shoreline between the house and OHWM was comprised of ornamental vegetation, lawn, and minor landscaping improvements. A new house was recently constructed on the site under separate permits which did not change the shoreline condition within the Vegetation Conservation Area. **See Figure 2 for past and current site condition.**

**Figure 2**



**B. Zoning and Land Use Context**

The property is zoned R-1.8 a single-family residential zoning district. Surrounding properties are also zoned R-1.8 and R-3.5 and developed with single-family residences and docks. The property has a Comprehensive Plan Land Use Designation of SF-L (Single Family Low Density). The project is consistent with this land use designation.

**C. Shoreline Environment and Functions**

The site is in the Shoreline Residential shoreline environment designation.

Per LUC 20.25E.010, the shoreline residential environment is to accommodate single or multifamily residential development and appurtenant structures. A shoreline residential environment designation is assigned to Bellevue shorelands which are predominantly characterized by residential development or are planned for residential development and exhibit moderate to low levels of ecological functions because of historic shoreline modification activities.

Shorelines provide a variety of functions including shade, temperature control, water purification, woody debris recruitment, channel, bank and beach erosion, sediment delivery, and terrestrial-based food supply (Gregory et al. 1991; Naiman et al. 1993; Spence et al. 1996). Shorelines provide a wide variety of functions related to aquatic and riparian habitat, flood control and water quality, economic resources, and recreation, among others. Each function is a product of physical, chemical, and biological processes at work within the overall landscape. In lakes, these processes take place within an

integrated system (ecosystem) of coupled aquatic and riparian habitats (Schindler and Scheuerell 2002). Hence, it is important to have an ecosystem approach which incorporates an understanding of shoreline functions and values.

### III. Consistency with Land Use Code Requirements

#### A. Zoning District Dimensional Requirements:

No upland structures are proposed that are subject to zoning requirements.

#### B. Shoreline Overlay District LUC 20.25E.065:

The property has frontage along Lake Washington and is within the Shoreline Overlay District which regulates areas within 200-feet of the Ordinary High Water Mark of shorelines identified in LUC 20.25E and the City's Shoreline Master Program. The Shoreline Overlay District regulations (LUC 20.25E) allow residential moorage facilities provided the applicable performance standards in LUC 20.25E.065 are met. Repair and removal of existing stabilization as mitigation is allowed per LUC 20.25E.080.

##### i. Consistency with LUC 20.25E.065.H

Each application for a new or reconfigured residential dock shall comply with the requirements in LUC 20.25E.065.H.4 or as amended by approval from the US Army Corps of Engineers under Section 404 or Section 10 or by the Washington Department of Fish and Wildlife HPA as follows:

<b>Dock Location: Lake Washington</b>		
<b>Development Standard</b>	<b>Required by LUC 20.25E.065</b>	<b>Proposed Standards</b>
<b>Number of Docks Allowed</b>	1 per residential lot	<b>1 proposed</b>
<b>Dock Side Setback</b>	10' or as established per mutual agreement	<b>Complies</b>
<b>Maximum Dock Length</b>	150'	<b>81'-6"</b>
<b>Maximum Dock Size</b>	480 square feet	<b>575 square feet</b> Approval through Federal Permit
<b>Maximum Walkway Width</b>	4' within 30' of OHWM 6' beyond 30' from OHWM	<b>6'-3" for length of pier</b> Approval through Federal Permit

<b>EII Location vs Depth</b>	30' waterward of OHWM or at least 9' of water depth	<b>Complies</b>
<b>Mooring Piles</b>	2 per lot	<b>2</b>
<b>Decking</b>	Grated	<b>Open Grating Proposed</b>
<b>Number of Lifts</b>	4 allowed per lot	<b>1 boat lift and 1 platform lift</b>

**ii. General Requirements Applicable to all Residential Docks**

- a. **Dock Materials.** Environmentally neutral materials approved by the Environmental Protection Agency for use in aquatic environments shall be used. No materials treated with known toxic preservatives is allowed. Dock materials shall not be treated with pentachlorophenol, creosote, chromate copper arsenate (CCA) or comparably toxic compounds. Preservative and surface treatments are limited to products approved for use in aquatic environments and must be applied according to label directions. Construction hardware that comes into contact with water either directly, or through precipitation that causes discharges either directly or indirectly into surface waters shall not be susceptible to dissolution by corrosion.
- b. **Dock Lighting.** Dock lighting for the purpose of illuminating the dock surface for safety is allowed when the illuminating fixtures are limited to the minimum height necessary above the dock surface, or screened to provide the intended function of walkway illumination, without allowing light emissions to spill outside of the dock surface.

**Finding:** The proposal will comply with dock material requirements and all piles are proposed to be steel. No lighting is proposed. The Best Management Practices on the submitted plans comply with the dock material requirements. **See Conditions of Approval regarding building permit submittal in Section X of this report.**

**iii. Consistency with LUC 20.25E.080.F**

Shoreline stabilization measures designed to protect existing primary structures, public facilities, or public use structures from shoreline erosion are allowed in the shoreline at or above ordinary high water mark only in compliance with this subsection F.

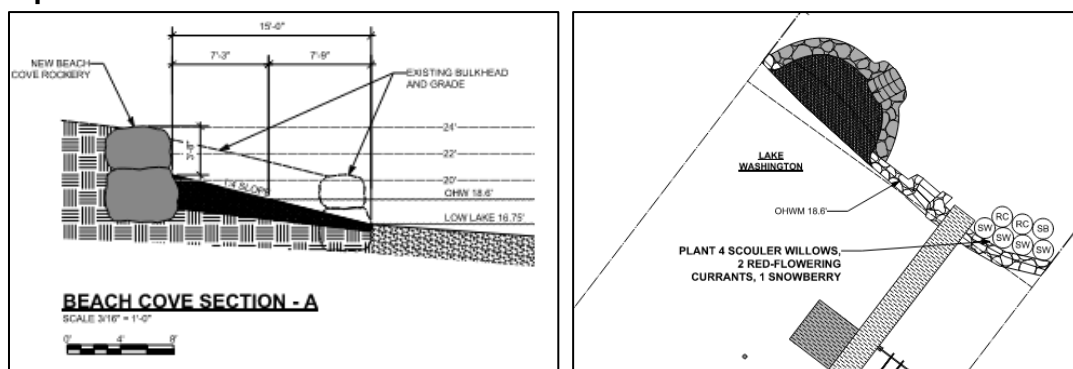
**Removal of Existing Shoreline Stabilization.** Shoreline stabilization measures may be voluntarily removed in support of shoreline mitigation or restoration when the proposal meets the following applicable requirements:

- a. The area impacted by removal is restored or replanted pursuant to an approved mitigation plan (refer to LUC 20.25E.060.D), designed, located, sized and constructed to ensure no net loss of ecological function.

**Finding:** The existing dock is to be replaced with a smaller dock that will have less overwater coverage and pier width than the existing pier. In addition, 30 liner feet of the existing bulkhead is to be removed and replaced with a beach cove and rockery wall, upland of the OHWM. Minor planting of native vegetation that includes willow, currant, and snowberry is also proposed in a location along the shoreline.

Deviation from the proscriptive dock standards in LUC 20.25E.065.H is allowed; however, the deviation is not subject to the presumption of no net loss of ecological function that applies to projects following the proscriptive standards of LUC 20.25E. The proposal results in a new dock that reduces total overwater coverage by 109 square feet and converts 30 feet of bulkhead to a beach cove with shoreline planting to improve ecological function of the nearshore. The pier walkway width is also proposed to be reduced to be narrower than the existing pier but is also a requested deviation of the dock standards through USACE approval.

The combined reduction of overwater coverage by the dock, removal of the bulkhead, installation of a gravel beach, and proposed planting will improve ecological function of the nearshore environment above the existing shoreline and will result in no net loss of ecological function, despite the dock not following the proscriptive standards of LUC 20.25E.065.H for overwater coverage and pier width. Per LUC 20.25E.060.D, the planting is required to be monitored at least one year. A monitoring plan meeting the requirements of LUC 20.25E.060.D is required to be submitted under the future building permit for the dock. **See figure 3 below for cove and planting details. See Conditions of Approval regarding mitigation monitoring in Section X of this report.**



- b. The impact on adjacent properties is minimized and existing stabilization structures are protected;

**Finding:** The proposal will replace 30 feet of the existing bulkhead with a beach

cove and a new rockery bulkhead back of the OHWM that will tie into the existing stabilization along the shoreline. This design minimizes and avoids impacts to adjacent property.

**c. The applicant records an agreement recognizing that the installation of future hard stabilization is prohibited.**

**Finding:** The applicant will be required to record an agreement that prohibits future hard stabilization. The agreement will be supplied by the City and provided when the building permit application is submitted. The agreement is required to be recorded prior to building permit issuance. **See Conditions of Approval for agreement in Section X of this report.**

**d. Short-term construction impacts are minimized through the use of appropriate best management practices to minimize impacts to water quality, appropriate timing restrictions, and stabilization of exposed soils following construction.**

**Finding:** Construction impacts will be minimized through use of BMPs that are reviewed by the clearing and grading division as part of the building permit application. In-water work is regulated by the US Army Corps under the federal permit required. **See Conditions of Approval regarding building permit submittal in Section X of this report.**

**IV. Public Notice and Comment**

Application Date:	June 22, 2020
Public Notice Date:	July 23, 2020
30-Day Comment Period End:	August 24, 2020

The Notice of Application for this project was published in the City of Bellevue weekly permit bulletin on July 23, 2020. It was mailed to property owners within 500 feet of the project site. No comments were received.

**V. Summary of Technical Reviews**

**A. Clearing and Grading**

The Clearing and Grading Division of the Development Services Department has reviewed the proposed site development for compliance with Clearing and Grading codes and standards and approved the application with conditions for permitting and rainy season restrictions. Clearing and Grading review will be required under the future building permit.

**B. Utilities**

The Utilities Department has reviewed the proposed site development for compliance with

Utility codes and standards and approved the application.

## **VI. State Environmental Policy Act (SEPA)**

The environmental review indicates no probability of significant adverse environmental impacts occurring as a result of the proposal. The Environmental Checklist submitted with the application adequately discloses expected environmental impacts associated with the project. The City codes and requirements, including the Clear and Grade Code, Utility Code, Land Use Code, Noise Ordinance, Building Code and other construction codes are expected to mitigate potential environmental impacts. Therefore, issuance of a Determination of Non-Significance (DNS) is the appropriate threshold determination under the State Environmental Policy Act (SEPA) requirements.

### **A. Earth, Air, and Water**

No dredging, withdrawals, diversions, or discharges are anticipated from the proposed construction. The proposal is subject to applicable sediment control requirements as required by clearing and grading review.

### **B. Animals**

Chinook salmon, Coho salmon, bull trout, and steelhead are found in Lake Washington. Provided that it meets City standards, the proposed pier is allowed. The entire dock is proposed to be fully grated which will allow for increased light penetration. The proposed dock is also smaller and has less overwater coverage than the existing pier. The partial removal of the existing bulkhead and creation of a beach cove will remove shading of the nearshore and improve fish habitat. Fish species and their habitat will be protected during the project construction through the timing of in-water work. The applicant will be required to receive State and Federal permit approval and all in-water work is required to occur within the construction window as established by the agencies to minimize or avoid impacts to fish and wildlife. **See Conditions of Approval for federal and state permits in Section X of this report**

### **C. Plants**

Planting is proposed along the shoreline as found on the submitted plans as attachment 1. Any existing vegetation removed will consist of lawn and ornamental vegetation.

## **VII. Changes to Proposal Due to Staff Review**

No changes were requested by staff other than to locate the sewer lake line on the plans.

## **VIII. Decision Criteria**

### **LUC 20.25E.160.D Shoreline Substantial Development Permit – Decision Criteria**

The Director may approve, or approve with modifications a Shoreline Substantial Development Permit if:

**1. The proposal is consistent with the policies and procedures of the Shoreline Management Act;**

**Finding:** As evaluated the proposal is consistent with applicable policies and procedures of the Shoreline Management Act (SMA). The SMA includes broad policies that give priority to water-dependent uses and activities and single-family residences are specifically identified as a preferred use.

**2. The proposal is consistent with the provisions of Chapter 173-27 WAC;**

**Finding:** The proposal is consistent with 173-27 WAC.

**3. The proposal is consistent with the SMP;**

**Finding:** As evaluated in Section III of this report, the applicant has submitted project plans that demonstrate the proposal's consistency with the policies and procedures of the Shoreline Management Program (SMP).

**4. The proposal will be served by adequate public facilities including streets, fire protection, and utilities;**

**Finding:** The proposed dock replacement does not alter existing service of public facilities to the property.

**5. The proposal is consistent with the Bellevue Comprehensive Plan;**

**Finding:** Shoreline Management Goal 6. To recognize existing residential uses and to regulate new residential construction within the intent of shoreline policies.

The proposal is consistent with the City of Bellevue Shoreline Comprehensive Plan policies SH 16, and SH-18.

**POLICY SH-16.** *Discourage structures using materials which have significant adverse physical or chemical effects on water quality, vegetation, fish, and wildlife in or near the water.*

**POLICY SH-18.** *Give preference to residential and water dependent, water-enjoyment, and water-related uses (in that order) when the use, activity, or development preserves shoreline ecological functions and processes or, where necessary, mitigates impacts to water quality, fish and wildlife habitat, and other shoreline functions*

The proposed dock is consistent with this goal to allow residential use of the shoreline, will be constructed with materials suitable for in-water construction, and will not have an adverse effect on water quality, vegetation, fish, and wildlife in or near the water.

**6. The proposal complies with applicable requirements of the Bellevue City Code.**

**Finding:** As identified in Section III of this report the applicant has submitted project

plans that demonstrate the proposal's compliance with the applicable City of Bellevue Codes and Standards.

## IX. Conclusion and Decision

After conducting the various administrative reviews associated with this proposal, including Land Use Code consistency, SEPA, City Code and Standard compliance reviews, the Director of the Development Services Department does hereby **approve with conditions** the replacement of the existing pier and creation of a beach cove at 9553 Lake Washington Blvd. NE. **Approval of this Shoreline Substantial Development Permit does not constitute a permit for construction. A building permit is required and all plans are subject to review for compliance with applicable City of Bellevue codes and standards.**

**Note- Expiration of Approval:** In accordance with LUC 20.25E.250, the Shoreline Substantial Development Permit automatically expires and is void if the applicant fails to commence construction, use, or activity granted by the shoreline permit within two years of the effective date of the permit unless the applicant has received an extension for the Shoreline Substantial Development Permit pursuant to LUC 20.25E.250.

Permit authorization expires finally, despite commencement of construction, five years after the effective date of the Shoreline Substantial Development Permit unless the applicant has received an extension pursuant to LUC 20.25E.250.

## X. Conditions of Approval

The applicant shall comply with all applicable Bellevue City Codes and Ordinances including but not limited to:

Applicable Ordinances	Contact Person
Clearing and Grading Code- BCC 23.76	Savina Uzunow, 425-452-7860
Utilities – BCC Title 24	Jason Felgar, 425-452-7851
Land Use Code- BCC Title 20	Reilly Pittman, 425-452-4350
Noise Control- BCC 9.18	Reilly Pittman, 425-452-4350

The following conditions are imposed under the Bellevue City Code or SEPA authority referenced:

- 1. Building Permit Required:** Approval of this Shoreline Substantial Development Permit does not constitute an approval of a building permit. Application for a building permit must be submitted and approved. Plans submitted as part of the building permit application shall be consistent with the activity permitted under this approval. Clearing and grading review must take place under the building permit and approval must be granted before construction can begin.

Authority: Land Use Code 20.25E.160, Bellevue City Code 23.76.035

Reviewer: Reilly Pittman, Development Services Department

- 2. Federal and State Permits:** Federal and state water quality standards shall be met. All required federal and state permits and approvals must be received by the applicant prior to commencement of any work. Copies of approved permits are required to be submitted under the building permit application.

Authority: Land Use Code 20.25E.065

Reviewer: Reilly Pittman, Development Services Department

- 3. In-Water Work Window:** The US Army Corps of Engineers regulates work windows for when work can occur in Lake Washington.

Authority: Land Use Code 20.25E.160

Reviewer: Reilly Pittman, Development Services Department

- 4. Rainy Season Restrictions:** No clearing and grading activity may occur during the rainy season, which is defined as October 1 through April 30 without written authorization of the Development Services Department. Should approval be granted for work during the rainy season, increased erosion and sedimentation measures, representing the best available technology must be implemented prior to beginning or resuming site work.

Authority: Bellevue City Code 23.76.093.A,

Reviewer: Savina Uzunow, Development Services Department

- 5. Agreement on Hard Stabilization Prohibition:** The applicant shall submit an agreement in a form approved by the City Attorney which prohibits future construction of hard stabilization on the subject site in accordance with LUC 20.25E.080. The agreement is required to be recorded with King County prior to building permit issuance. Staff will provide the applicant with the agreement form.

Authority: Land Use Code 20.25E.080.F

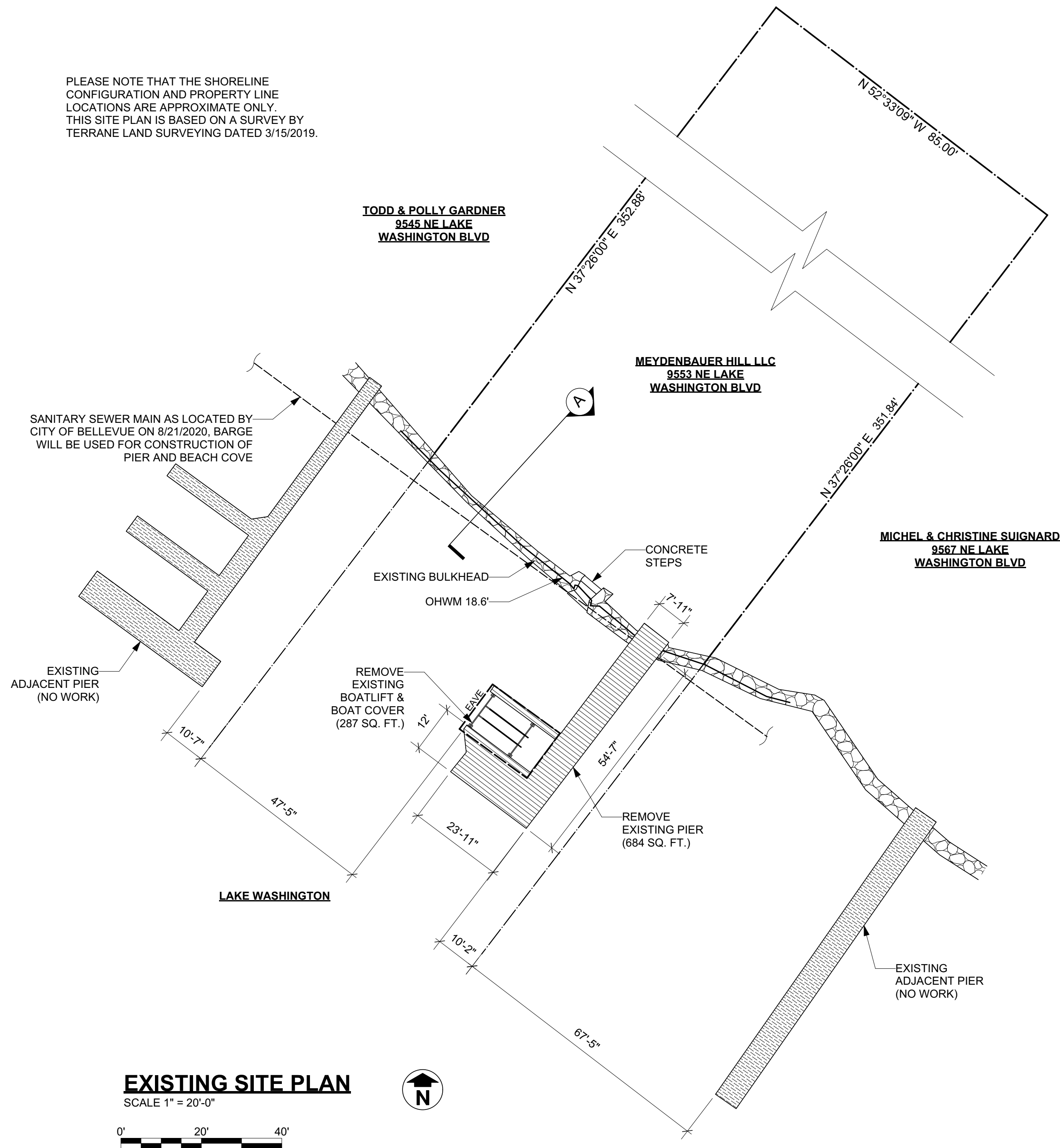
Reviewer: Reilly Pittman, Development Services Department

- 6. Mitigation Monitoring:** A monitoring plan is required to be submitted with the building permit application meeting requirements in LUC 20.25E.060.D. The monitoring plan must establish goals and performance measures that the planting will meet as it establishes over the one-year monitoring period.

Authority: Land Use Code 20.25E.060

Reviewer: Reilly Pittman, Development Services Department

PLEASE NOTE THAT THE SHORELINE CONFIGURATION AND PROPERTY LINE LOCATIONS ARE APPROXIMATE ONLY. THIS SITE PLAN IS BASED ON A SURVEY BY TERRANE LAND SURVEYING DATED 3/15/2019.



### Best Management Practices

1. In water work shall be restricted to work windows established by Washington Department of Fish and Wildlife and US Army Corps of Engineers.
2. No stockpiling or staging of material will occur below OHW.
3. No solvents or other chemicals will be used in or over the water during the construction or operation of the proposed action.
4. No waste material, including material associated with treated wood decks, will enter the waterbody.
5. All waste material and construction debris will be collected and disposed of at an approved facility that is in compliance with the Endangered Species Act.
6. All floating debris generated during construction will be retrieved, removed, and disposed of at an approved upland location.
7. All equipment that will operate over water or below OHWM or MHHW will be cleaned of accumulated grease, oil, or mud. All leaks will be repaired prior to arriving on site. Equipment will be inspected daily for leaks, accumulations of grease, etc., and any identified problems will be fixed before operating over water or below the OHWM or MHHW.
8. Two oil absorbing floating booms, appropriate for the size of the work area, will be available onsite whenever heavy equipment operates within 150 feet of open water and there is a potential for hazardous materials to enter surface waters. The booms will be stored in a location that facilitates immediate deployment in the event of a spill.
9. Work done by barge will be done with a crane and a guide on the end of the barge for placement of the piling in specific locations. The working barge will be kept in place with steel spuds or large steel piles that act as anchors at each corner of the barge to prevent the barge from grounding out. The barge will not ground or rest on the substrate or be over or within 25 feet of vegetated shallows (except where such vegetation is limited to State-designated noxious weeds).
10. Fueling and servicing of equipment will be confined to an established staging area that is at least 150 feet from open water or wetlands. Spill containment systems must be adequate to contain all fuel leaks.
11. Equipment and vehicles will be stored in established staging areas when not in use (excluding cranes, which cannot be easily moved).
12. A written spill prevention, control, and countermeasures plan will be prepared for activities that include the use of heavy equipment. The plan will describe measures to prevent or reduce impacts from accidental leaks or spills, and will contain a description of all hazardous materials that will be used, proper storage and handling, and monitoring methods. A spill kit will be available onsite during construction and stored in a location that facilitates immediate deployment if needed.
13. Treated wood and other material shall be the least toxic according to industry standards. Treated wood used shall be applied and used in accordance with the American Wood Preserver Association (AWPA) standards for aquatic use. Wood treated with pentachlorophenol, creosote, chromate copper arsenate (CCA), or comparably toxic compounds is prohibited for decking or piling.

### PROJECT INFORMATION

OWNER:  
MEYDENBAUER HILL LLC

SITE ADDRESS:  
9553 NE LAKE WASHINGTON BLVD  
BELLEVUE, WA 98004

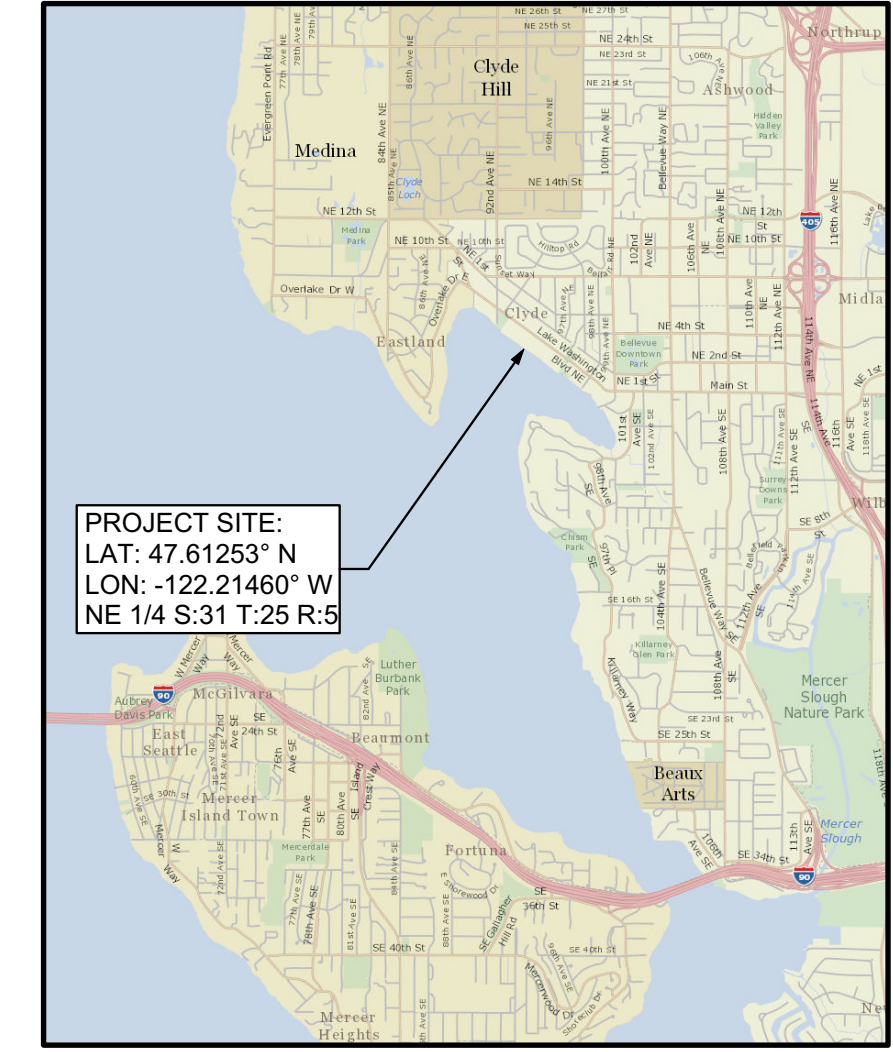
PARCEL NUMBER:  
4389200860

BODY OF WATER:  
LAKE WASHINGTON

LEGAL DESCRIPTION:  
LOCHLEVEN POR LY SWLY OF LK WASH BLVD &  
SH LDS ADJ  
PLAT BLOCK: 15  
PLAT LOT: 13

PROJECT DESCRIPTION:  
REMOVE AN EXISTING PIER (639 SQ. FT.) AND  
EXISTING BOAT COVER (287 SQ. FT.).  
CONSTRUCT A NEW PIER (575 SQ. FT.). INSTALL  
A PLATFORM LIFT (144 SQ. FT.). REPLACE A  
BOAT LIFT. INSTALL TWO MOORING PILES.  
INSTALL A BEACH COVE AND PLACE 40 CUBIC  
YARDS OF SPAWNING GRAVEL IN THE COVE.  
PLANT NATIVE VEGETATION PER THE PLANTING  
PLAN.

### VICINITY MAP

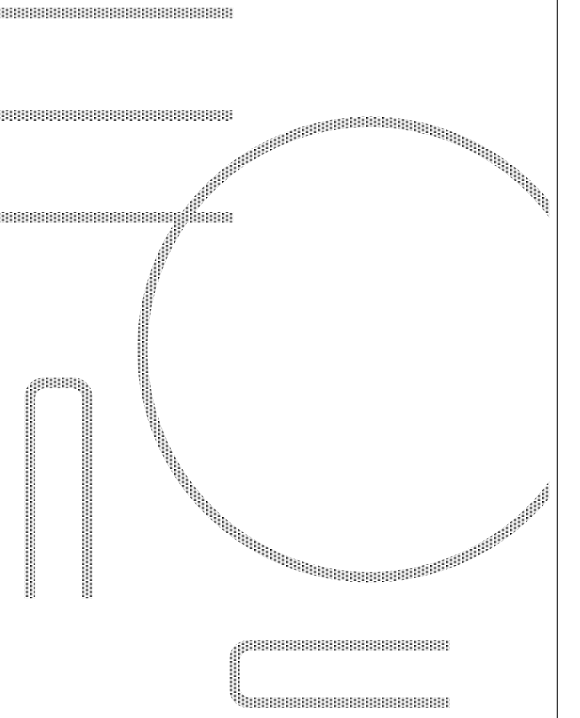


**ECCO**

Architecture & Design  
203 N 36th Street, Ste. 201  
Seattle, WA 98103

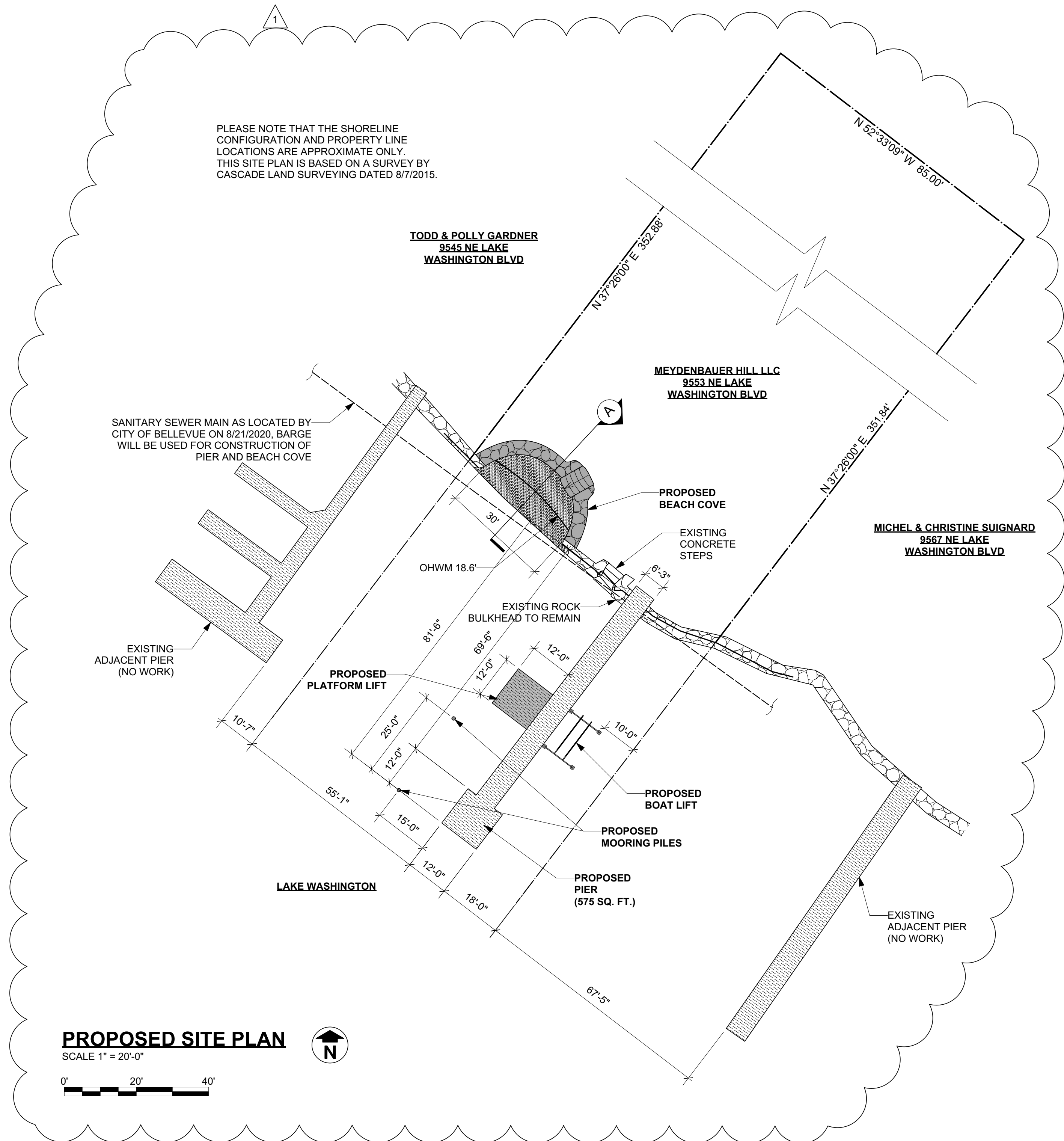
### PROJECT INFO SITE PLAN

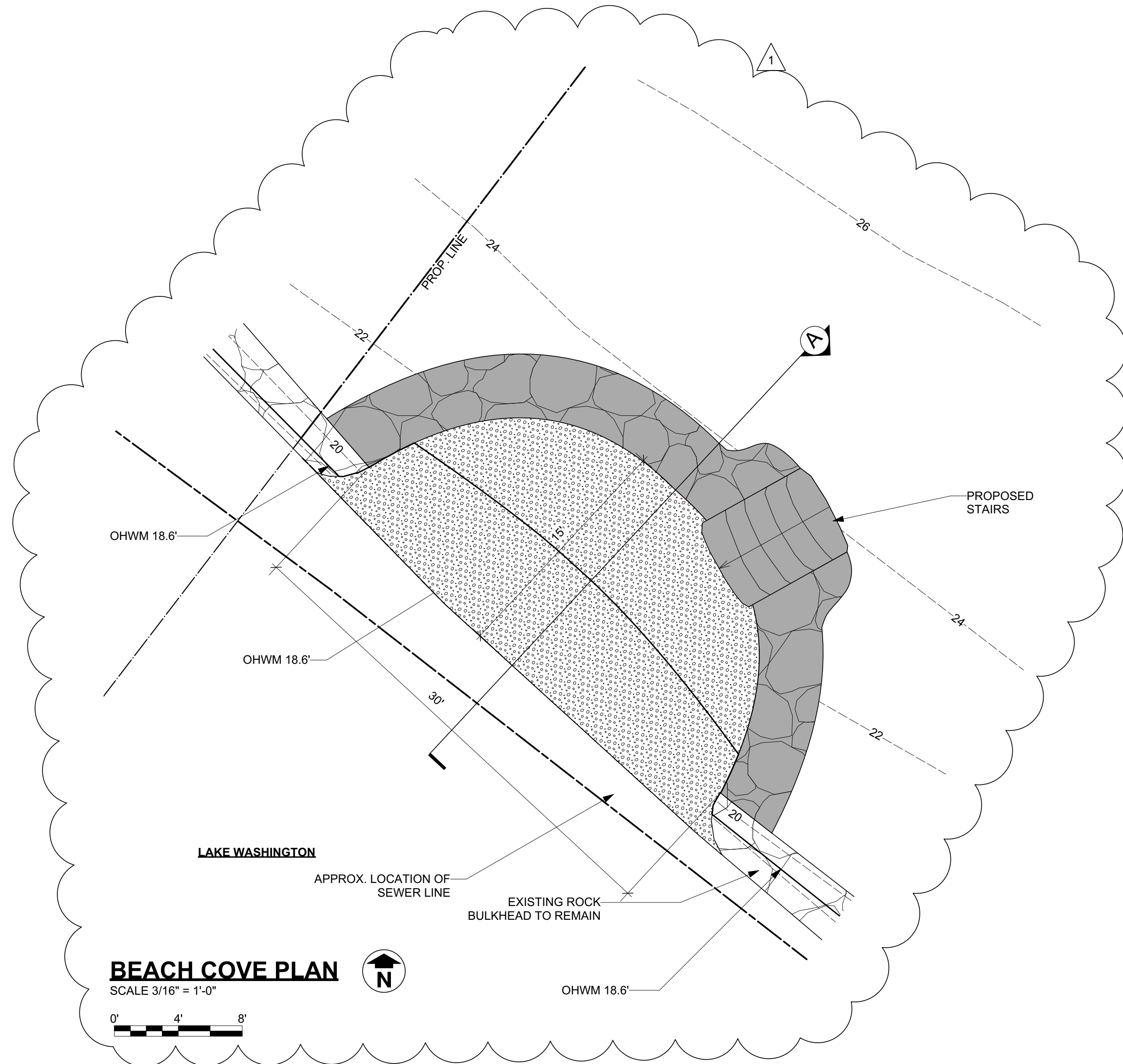
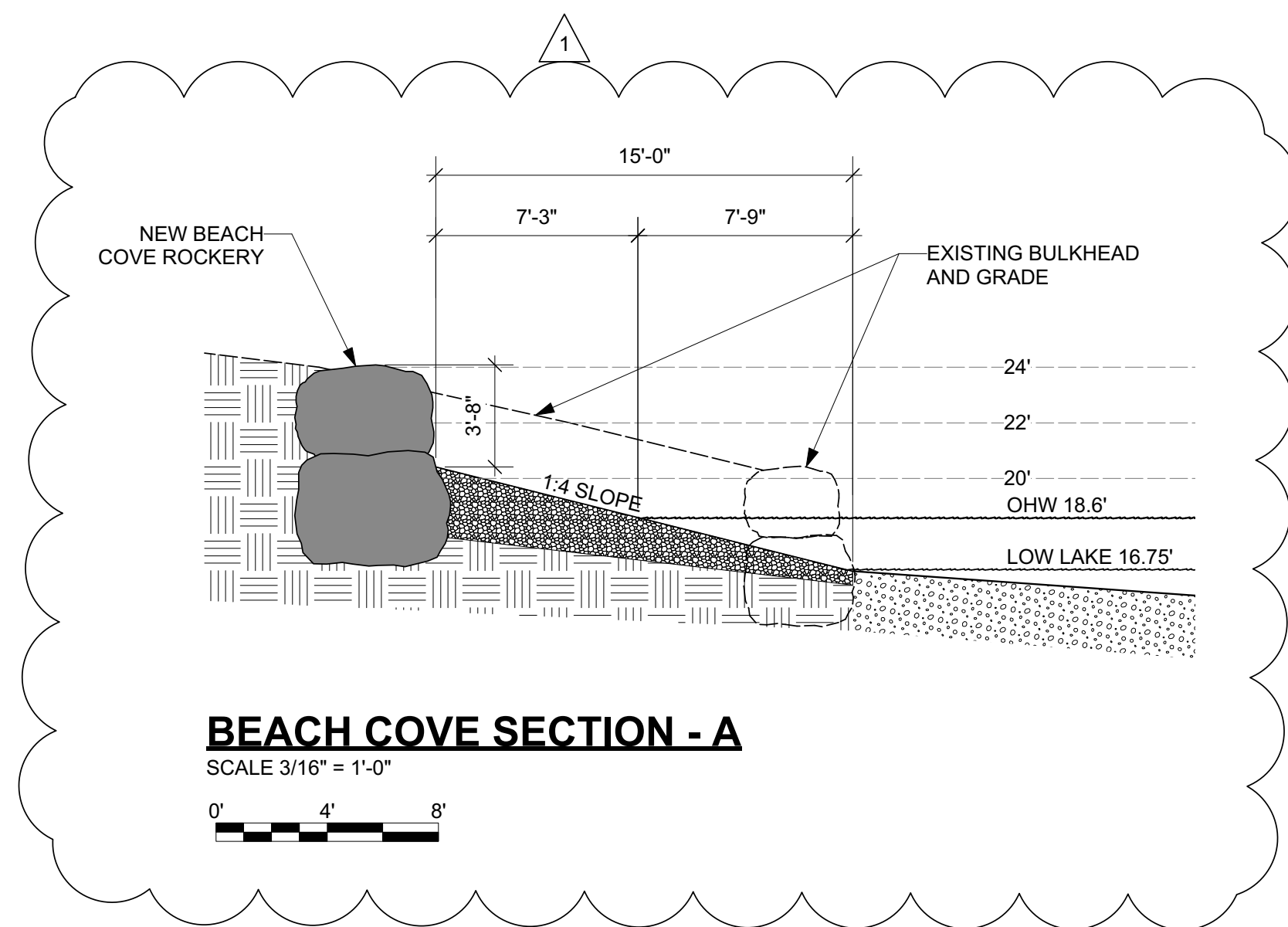
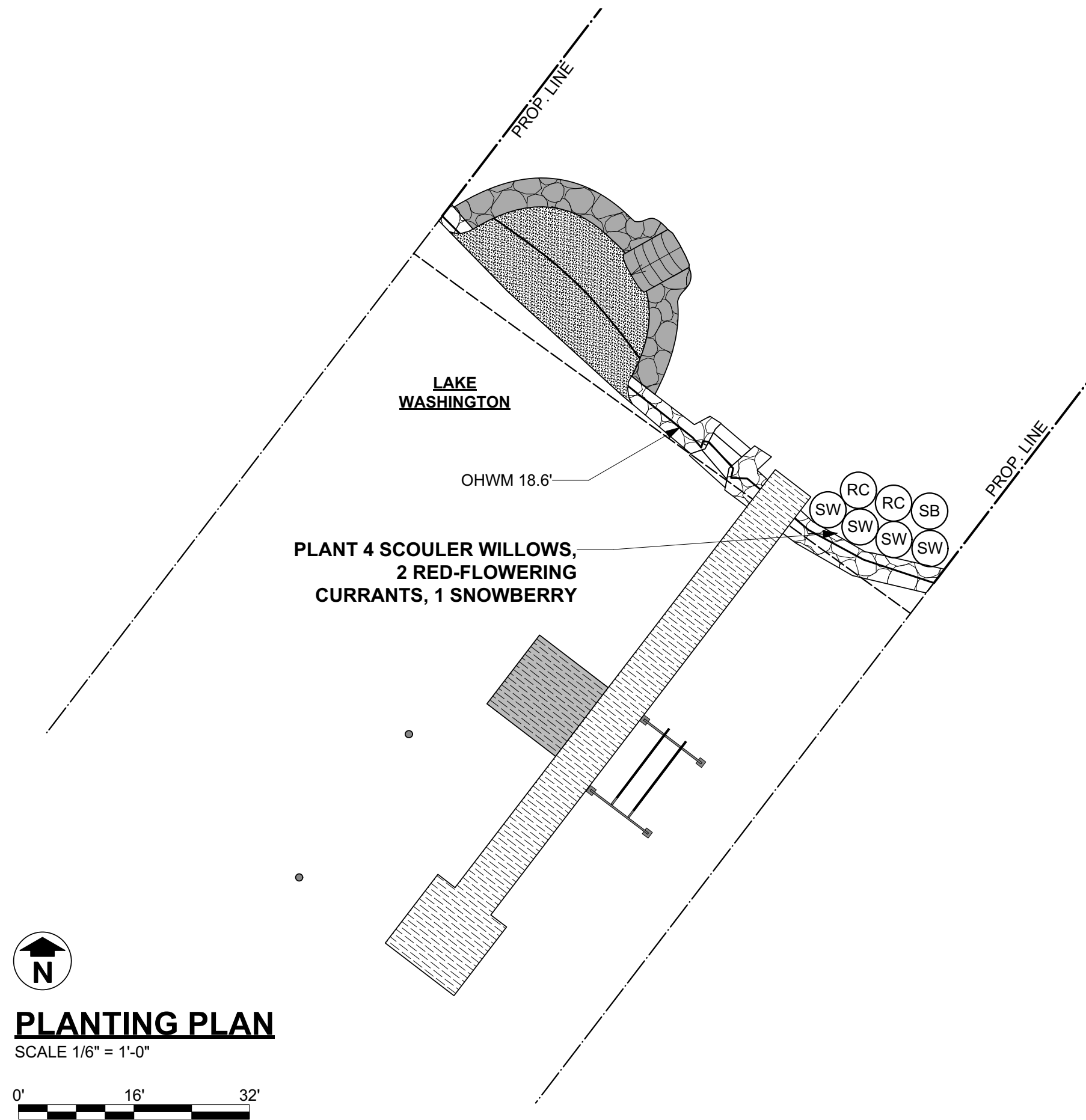
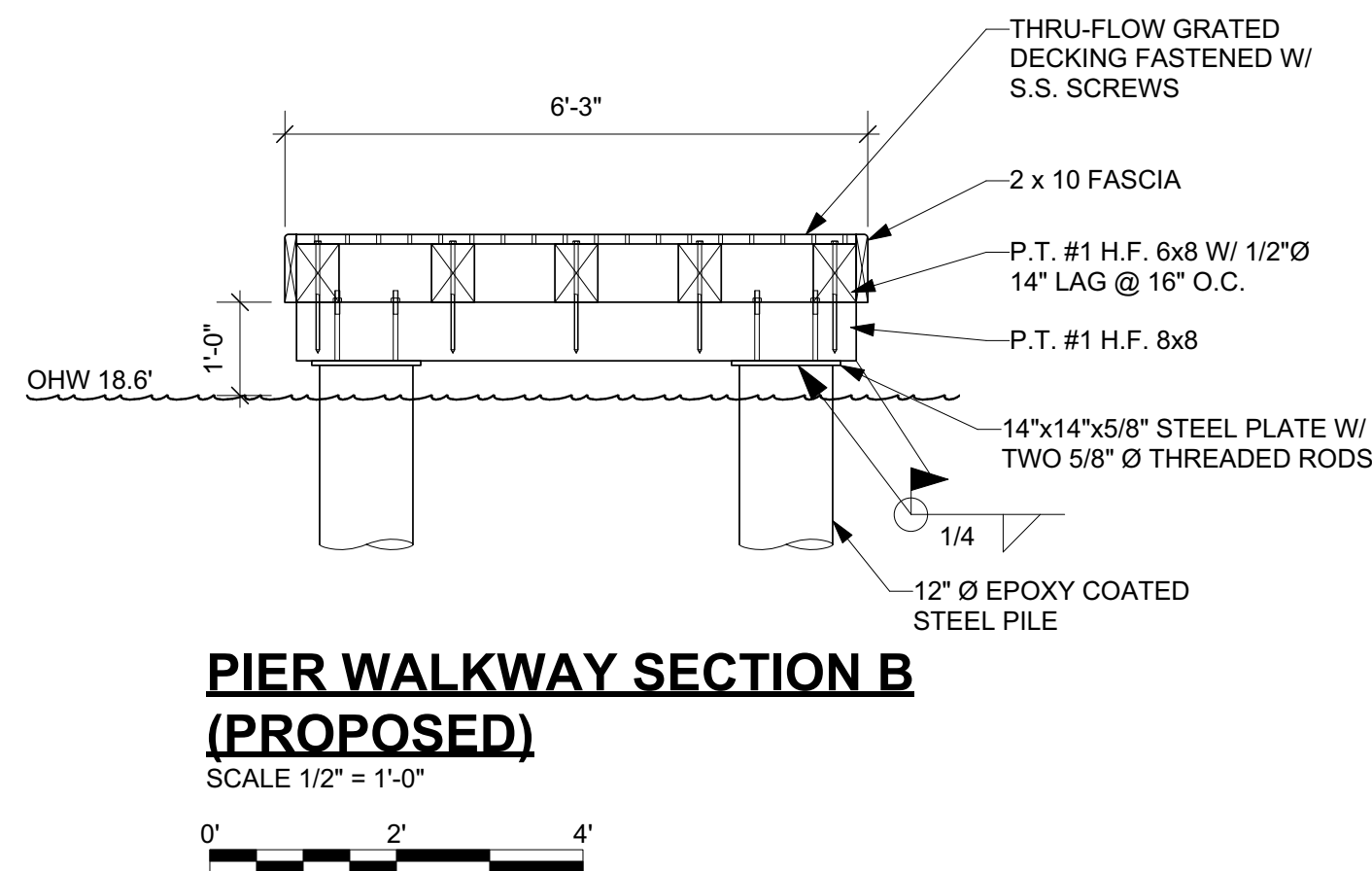
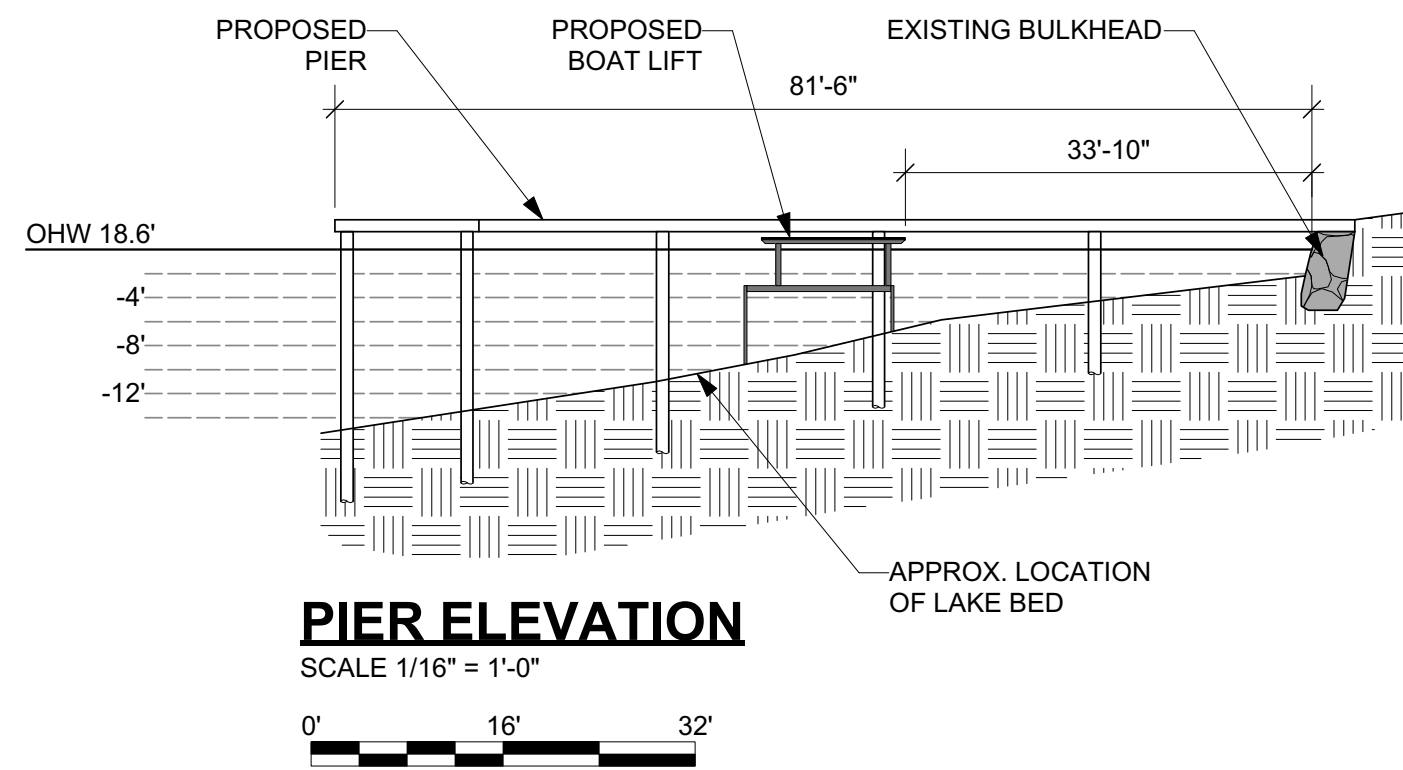
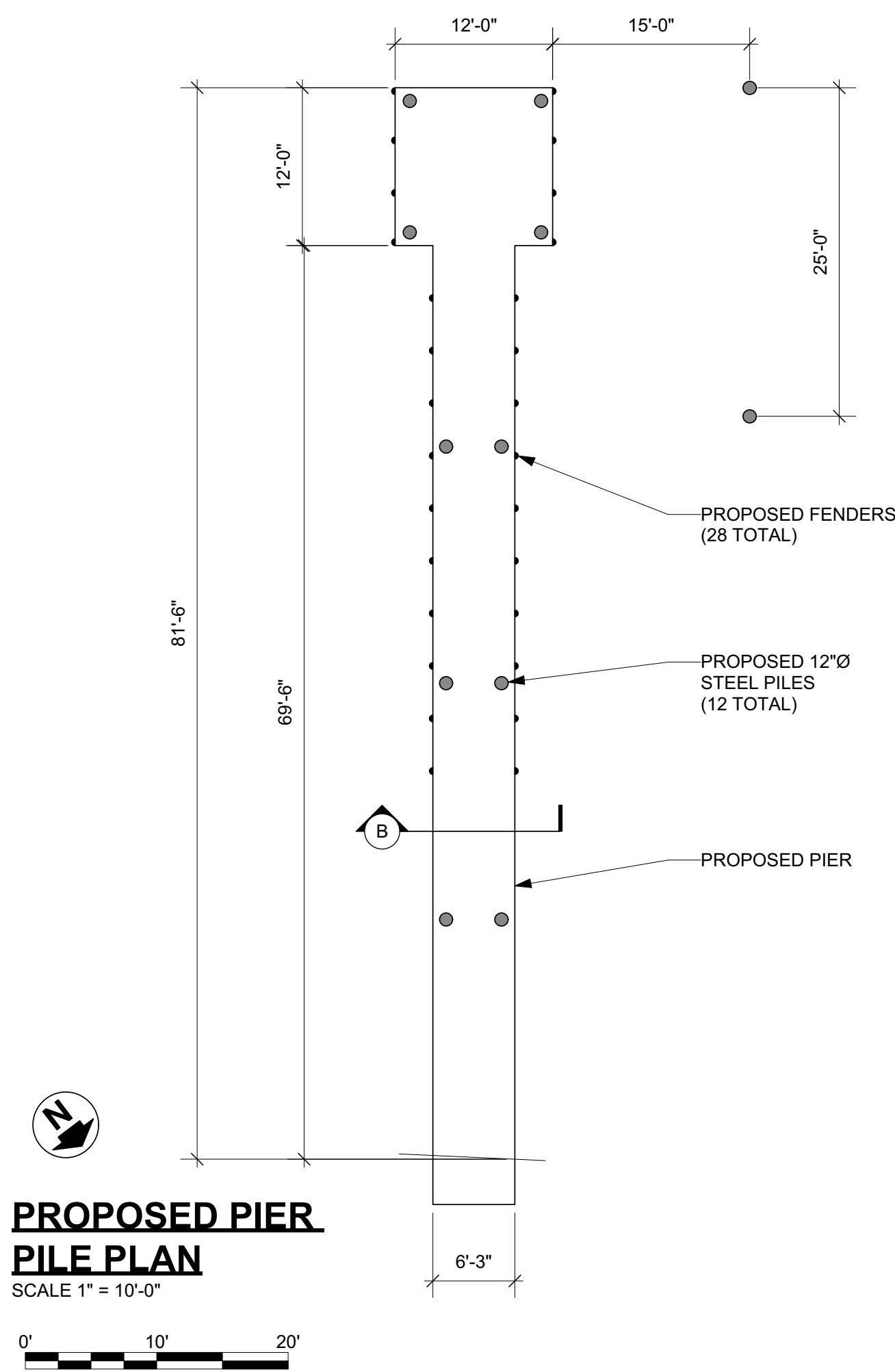
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**ECCO**

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PLAN VIEWS  
ELEVATION  
SECTIONS  
PLANTING PLAN

DATE: 6/12/2020  
REVISIONS: 9/25/2020

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